

At 10:10 AM
13.5 x 6.48

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE 1515 284

FILED TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE

WHEREAS, ROBERT J. SIZEMORE AND RUTH L. SIZEMORE
DONORS

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIE H. MADDOX, Route 6, Box 648, Piedmont, South Carolina 29673

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Ten Thousand Four Hundred Fifty-four and 10/100's

-----Dollars (\$10,454.10) due and payable
in full on or before July 10, 1985,

with interest thereon from date at the rate of twelve per centum per annum, to be paid: at maturity.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southern side of South Fairfield Road and containing 1.259 acres, more or less, as shown upon survey and plat made for Willie H. Maddox by Webb Surveying and Mapping Company dated June 1979, and recorded in Plat Book 7-H at Page 48, in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a spike in the middle of South Fairfield Road, said spike being 2,447 feet from Augusta Road, and running thence S. 24-20 W. 314.42 feet to an iron pin; thence N. 52-56 W. 194.16 feet to an iron pin; thence N. 24-11 E. 274.19 feet to a spike in the center of South Fairfield Road; thence running along the center of South Fairfield Road S. 60-06 E. 118.09 feet to a spike; thence continuing along the center of said South Fairfield Road S. 71-56 E. 74.47 feet to a spike, the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of Willie H. Maddox dated July 10, 1981, and thereafter filed July 13, 1981, in the RMC Office for Greenville County in Deed Book 1151 at Page 545.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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